



**\*TWO DOUBLE BEDROOM FIRST FLOOR MAISONETTE\***

**\*LOUNGE / DINING ROOM 14' 8" x 17' 11" (4.48m x 5.45m) \* \*KITCHEN 9' 7" x 9' 4" (2.92m x 2.84m)\***

**\*BEDROOM ONE WITH BUILT-IN WARDROBES\* \*MODERN RE-FITTED SHOWER ROOM\***

**\*OWN GARDEN WITH LAWN AND DECKED SEATING AREA\***

**A LARGE FIRST FLOOR TWO DOUBLE BEDROOM MAISONETTE**, immaculately presented throughout and set within a 'Crescent' with a Resident's owned Communal Green. The property has its own Garden with a lawn and timber decked seating area. There is a separate Kitchen, large Lounge/Dining Room, re-fitted Shower Room all accessed via a spacious hallway/landing and great storage with wardrobes and access to a large loft! This is an **EXCEPTIONAL PROPERTY** conveniently located in a quiet position set back from the road.

**VIEWING RECOMMENDED!**

**Tithepit Shaw Lane, Warlingham, Surrey CR6 9AP**  
**Asking Price: £329,950 Leasehold with a Share of Freehold**



## **LOUNGE / DINING ROOM** 14' 8" x 17' 11" (4.48m x 5.45m) *Maximum Measurements*

There is a double glazed bay window overlooking the Green and a further double glazed window in the dining area both with fitted window shutters. Coved ceiling, 'Period' style fireplace, two wall light points and two central rose light points. Solid wood flooring, TV point and two double radiators.

## **KITCHEN** 9' 7" x 9' 4" (2.92m x 2.84m)

Double glazed window to the rear, range of wall and base units with matching worktops, one and a half bowl stainless steel sink unit with a drainer and cupboards below. Spaces for under counter fridge and freezer, space and plumbing for a washing machine. Built-in electric oven and a four ring electric hob with an extractor fan above, wall mounted gas fired combination boiler, tiled surrounds and flooring.

## **BEDROOM ONE** 12' 9" x 10' 8" (3.88m x 3.25m)

Double glazed window to the rear, one wall of built in wardrobes to one wall with hanging and shelf space and open shelving to one end, radiator.

## **BEDROOM TWO** 12' 11" x 9' 4" (3.93m x 2.84m)

Double glazed window to the front, coved ceiling, built in overstairs cupboard, radiator.

## **SHOWER ROOM** 5' 1" x 6' 7" (1.55m x 2.01m)

Double glazed frosted window to the rear, a modern re-fitted suite comprising of a walk-in shower cubicle with a shower screen and a hand held shower and overhead shower rose with a mixer shower fitment. A stone circular wash hand basin sits on a hardwood support with a mixer tap, low flush WC with a concealed cistern. There is a wall mounted mirrored vanity cupboard, tile surrounds and flooring. wall mounted heated towel rail/radiator.

## **OUTSIDE**

### **OWN REAR GARDEN**

There is a triangular shaped garden accessed via a path to the side of the property. A gate leads to a



## **DIRECTIONS**

From the main roundabout in Whyteleafe proceed along Hillbury Road, straight on at the roundabout, take the next left into Tithe Pit Shaw Lane, proceed all the way up the road, passed Warlingham School on the right hand side, just past the sharp right hand bend there is crescent shaped area, the property is on the left hand side.

## **LOCATION**

The property is located within a mile of Upper Warlingham Station with services into Croydon and Central London. Warlingham and Warlingham Village can be found at the end of Tithe Pit Shaw Lane along Limpsfield Road and has a fine selection of local shops, restaurants and pubs. Warlingham also has a Sainsburys Supermarket at Chelsham, other Supermarkets can be found in nearby Caterham and Purley.

There are a good selection of schools in the area including Warlingham School with Academy status for 11 - 18 year students and Whyteleafe Infant & Junior School in nearby Whyteleafe Hill. Within a level short walk there is access to open countryside along Tithe Pit Shaw Lane and further access to woodland and countryside walks at nearby Chelsham.

**A GREAT LOCATION, INTERNAL VIEWING  
RECOMMENDED!**

## **ACCOMMODATION**

### **GROUND FLOOR - ENTRANCE HALLWAY**

A set of seven outside steps leads to the front door. Double glazed part panelled and double glazed front door, sunken, just eight steps lead to the Hallway/Landing,

## **FIRST FLOOR ACCOMMODATION**

### **HALLWAY / LANDING** 10' 0" x 6' 6" (3.06m x 1.97m)

*Maximum measurements*

Large hallway with access to the loft which extends to the full width of the maisonette, storage cupboard and double radiator.

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timber decked seating area and lawn. There is also a timber shed which is to remain, the garden is enclosed by fencing to all sides.

### **COMMUNAL FRONT GARDEN**

This area is owned under a 'Freehold Title' by all of the Residents within the crescent, a fee of **£23.00 pa** is payable for the upkeep of this area.

### **RESIDENTS PARKING**

There are several bay parking spaces in front of the Communal Lawn Area which are unallocated and for Resident Parking only.

### **LEASEHOLD INFORMATION AND COUNCIL TAX**

**LEASE TERM:** 125 years from 25/3/1995 with a Share of Freehold.

**MAINTENANCE/SERVICE CHARGE:** Self Maintenance, split between the two flats, no regular payment required.

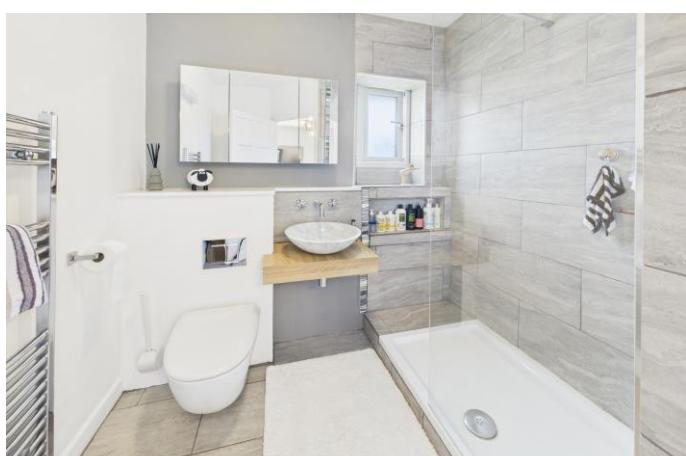
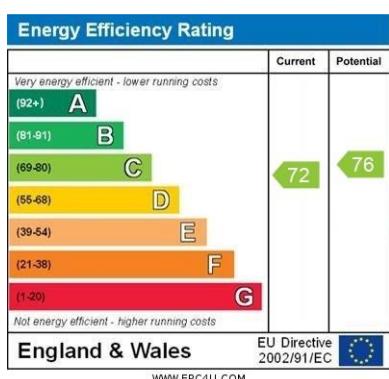
**BUILDING INSURANCE:** Shared with ground floor.

**GROUND RENT:** NIL

The current Council Tax Band is '**C**', via Tandridge Council. Their website address to fully confirm the Council Tax Band and amount payable is:  
<https://www.tandridge.gov.uk/Council-tax/Your-council-tax-2025-2026>.

**4/4/2024**

### **ENERGY PERFORMANCE CERTIFICATE (EPC)**



## FLOORPLAN





#### DATA PROTECTION ACT 1998

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